

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, OCTOBER 24, 2018

The Plan Commission/Historic Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair Randy Littel called the meeting to order at 7:00pm. Present were Commissioners Norb Scribner, Destinee Udelhoven, and Wally Orzechowski. Dave Hoffman, Peggy Zalucha, and Brenda Monroe were absent. Also present were Village Administrator Nic Owen, Village Planner Mike Slavney, and Deputy Clerk Chrissy Kahl.

Consider September 26, 2018 Plan Commission meeting minutes: Scribner moved, Udelhoven seconded to approve the September 26, 2018 minutes. Motion carried by voice vote.

Consider update to Design Review application for Floss Please Real Estate LLC: Scribner moved, Orzechowski seconded to approve the design application. Motion carried by unanimous voice vote.

Consider submittals from JT Klein Co for proposed 37-unit multi-family affordable apartment project on west corner of Cox Drive and Springdale Street. a) Specific Implementation Plan b) Design Review Application: Danny Afable, Development Manager for JT Klein, presented.

a) Specific Implementation Plan: Slavney said it complies with the design requirements and submittal requirements if the developer agrees to submit detailed building elevations that specify exterior materials and colors to match what is shown on the drawing. That includes the building tower to be a minimum of 7 feet taller than the rest of the roof. Scribner moved, Orzechowski seconded subject to the conditions identified by the Village Planner. Motion carried by unanimous voice vote.

b) Design Review application: Slavney said the design meets all requirements. Scribner moved, Orzechowski seconded to approve the design. Motion carried by unanimous voice vote.

Consider conceptual plan from Cynthia and Shane Swart for proposed six-unit at 1925 Eastwood Way: Shane Swart presented the conceptual plan. Slavney recommended making the front, facing the street, look more like a front. Possibly with covered entries.

Consider recommendation for four outlot Certified Survey Map application from TWT Holdings LLC for part of Outlot 3 at 404 Green Street: Tobias Zuercher, purchaser of a portion of the parcel, was present. Scribner moved, Orzechowski seconded to recommend approval of the CSM application. Motion carried by unanimous voice vote.

Consider recommendation for Certified Survey Map application for Alan and Mary Hendrickson for First Addition to Steiner Plat Lots 10 and 11: Erik Thompson, builder, was present. The lots are zoned differently so the applicant will return next month for a rezone. Staff has no issues. Orzechowski moved, Scribner seconded to recommend approval of the CSM. Motion carried by unanimous voice vote.

Consider revision to zoning code regarding metal roofs and wall sections: Slavney read the current zoning code along with his suggested revisions. We will hold a public hearing to amend the zoning code on November 28, 2018.

Plan Commission Chair Report: Littel gave the plan commission chair report which included the Building Inspector's report.

Village Planner report: Slavney gave the Village Planner report.

Adjourn: Orzechowski moved, Scribner seconded to adjourn the meeting at 7:43pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk